

Planning & Zoning Commission Agenda
Wednesday, April 1, 2015 @ 5:00 pm
City Hall - 70 Court Plaza
First Floor North Conference Room
www.ashevillenc.gov (search "Planning & Zoning Commission")

PRE-MEETING AGENDA – 4:30 PM, 5TH FLOOR CITY HALL

1. Review of agenda items.
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PLANNING & ZONING COMMISSION AGENDA – 5:00 PM 1ST FLOOR CITY HALL

The Planning and Zoning Commission will hear public comments only on items that appear on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

ADMINISTRATIVE

1. Approval of minutes from the March 19, 2015 meeting.

MAJOR SUBDIVISION

1. Review of a major subdivision creating 29 single-family lots from 3.73 acres currently known as 70 Allen Avenue and PIN 9645-90-3375. The property is owned by REO Properties Two, LP and the project contact is Mike Anderson.

LEVEL II

1. Review of a site-plan for the construction of a new hotel on 2 parcels comprising 1.019 acres known as 35 Eagle Street and 51 S. Market Street and PINs 9648-49-9858 & 9648-49-8860. The project proposes to re-use three (3) existing buildings and construct two (2) new buildings ranging from 3 to 5 stories for a total project FA of 86, 535 SF. The property is owned by the Asheville Foundry Inn, LLC and the project contact is Matt Sprouse, PLA. *There will be a request to continue this item to May 6, 2015.*

LEVEL III

1. Review of a site-plan for a 97 unit apartment building located on 4 levels. The subject properties are located at 128 and 99999 Florence St. and PINs 9648-46-8032 and 9648-46-8234. The owner is Partner's in Mercy, LLC and the project contact is Matt Sprouse, PLA.

CONDITIONAL ZONING

1. Review of a conditional zoning request from RM-8 (Residential Multi-Family Medium Density) to RM-16 CZ (Residential Multi-Family High Density Conditional Zoning) for the construction of 16 townhome units with reduced front setbacks. The subject parcel is 1.054 acres located at 53 Logan Circle and PIN 9638-87-3150. The property is owned by Wanda and Joel Wingerter and the project contact is Gerald Green.

CONDITIONAL ZONING AMENDMENT

Review of an amendment to a previously approved conditional zoning request from UP-CZ (Urban Place Conditional Zoning) to UP-CZ (Urban Place Conditional Zoning) for a mixed-use development consisting of 237 residential units, 19, 378 sq. ft. of retail, 8,578 sq. ft. of office, and a 2-level parking structure with 344 spaces with conditions relating to density, building size, sidewalks and landscaping. The properties are located at 146 Roberts St. and PINS 9648-07-2183 and 9648-06-1953. The property is owned by RAD Lofts, LLC.

VARIANCE REQUEST

1. Review of variance requests for design and operational standards from section 7-8-26 (f) (12) for windows and doors for properties located at 146 Roberts St. and PINS 9648-07-2183 and 9648-06-1953.

NEXT MEETING

1. The next meeting will be April 16, 2015 at 4 p.m.